

**Regular Meeting
Jasper Plan Commission
July 6, 2005**

President Tom Kiefer called the Regular Meeting of the Jasper Plan Commission to order at 8:00 p.m. Secretary Butch Schitter took roll call as follows:

Tom Kiefer, Pres.	-Present	Bernita Berger	-Present
Rick Gunselman, V.P.	-Present	Norb Kreilein	-Present
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Jim Schroeder	-Absent	Patrick Lottes	-Present
Lloyd Martin	-Present	Chad Hurm, Eng.	-Present
Bob Wright	-Present	Dave Seger, Bld. Comm.	-Present
		Sandy Hemmerlein, Atty.	-Present

PLEDGE OF ALLEGIANCE

President Kiefer led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the June 1, 2005, Regular Meeting were reviewed. Norb Kreilein made a motion to approve the minutes as mailed. It was seconded by Secretary Schitter. Motion carried 10-0.

STATEMENT

President Kiefer read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Application of The Jerome W. Schneider Family Trust Jerome Schneider trustee for secondary approval of a proposed plat of Orchard Acres, A Replat of Lot 16 in Glenview Park Addition.

Surveyor Ken Brosmer was present on behalf of Jerome Schneider to request secondary approval of Orchard Acres, A Replat of Lot 16 in Glenview Park Addition. Plans are to split Lot 16 into three lots. The proposed property is located south of existing Jefferson Street and west of Truman Road.

Mr. Brosmer said the temporary turn-around has been built and the water line installed. The public hearing was tabled last month allowing the developer to finish these two projects.

There were no remonstrators present. After some discussion, Vice President Gunselman made a motion to close the public hearing. Patrick Lottes seconded it. Motion carried 10-0.

Secretary Gunselman made a motion to grant secondary approval of Orchard Acres, A Replat of Lot 16 in Glenview Park Addition. It was seconded by Secretary Schitter. Motion carried 10-0.

Application of Alan R. Holweger for secondary approval of a proposed plat of Brentwood Phase II, a subdivision in Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Alan Holweger to express his sentiments regarding Meridian Road not being opened. With Mr. Holweger unable to sell any lots at this time, Mr. Brosmer said he would like to request permission to table the public hearing.

Norb Kreilein made a motion to table the public hearing. Bob Wright seconded it. Motion carried 10-0.

Application of Larry Olson and Annette Recker for secondary approval of a proposed plat, Siesta Sunset Hills and all proposed necessary street and sewer profiles thereof.

Brad Schnarr, representing Larry Olson and Annette Recker, was present to request secondary approval of Siesta Sunset Hills. The proposed property is located north of Highway 164 and west of Jasper-Dubois Road. The three-lot subdivision consists of approximately 20 acres.

There were no changes in the plat other than changing the certification to include two signatures. Mr. Schnarr will sign as Engineer and Ken Brosmer will sign as Surveyor.

With no remonstrators present, Lloyd Martin made a motion to close the public hearing. Secretary Schitter seconded it. Motion carried 10-0.

Vice President Gunselman made a motion to grant secondary approval of a three-lot subdivision, Siesta Sunset Hills. Patrick Lottes seconded it. Motion carried 10-0.

Application of Alberta Mervin for secondary approval of a proposed plat, Countryside Estates First Addition and all proposed necessary street and sewer profiles thereof.

Brad Schnarr, representing Alberta Mervin was present to request secondary approval of Countryside Estates First Addition. The proposed property is located north of Highway 164 and west of Jasper-Dubois Road. The two-lot subdivision consists of approximately three and one half acres.

There were no changes in the plat other than changing the certification to include two signatures. Mr. Schnarr will sign as Engineer and Ken Brosmer will sign as Surveyor.

With no remonstrators present, Vice President Gunselman made a motion to close the public hearing. Bob Wright seconded it. Motion carried 10-0.

Secretary Schitter made a motion to grant secondary approval of a two-lot subdivision, Countryside Estates First Addition. Randy Mehringer seconded it. Motion carried 10-0.

NEW BUSINESS

Application of Gary J. & Sara J. Hopf, for approval of a proposed plat of Arbor Pointe II, a subdivision In Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Gary Hopf to request primary approval of a two-lot subdivision, Arbor Pointe II. The proposed property is located east of Kmart and west of Bohnert Park. Mr. Brosmer said he is uncertain of Mr. Hopf's plans for the property; however, it is a possibility that he could develop the lots into multi-family dwellings.

Building Commissioner Dave Seger told the Board that Mr. Hopf's original plan was to build a road and a cul-de-sac with three or four lots. If Mr. Hopf decides to build multi-family dwellings, Building Commissioner Seger said there could be as many as 40 units.

Engineer Hurm said there are no improvements that would be needed for this subdivision, explaining that there is water adjacent to the property, sanitary sewer available on both sides, and the road is already in place.

Attorney Sandy Hemmerlein advised Mr. Brosmer to note on the plat, under the Deed Restriction, that each lot must be sold as an entity, unless the lots are replatted.

With no remonstrators present, Secretary Schitter made a motion to grant primary approval of a two-lot subdivision, Arbor Pointe II. Vice President Gunselman seconded it. Motion carried 10-0.

PUBLIC BUSINESS

Change in covenant –Rolling Plains Subdivision.

Surveyor Ken Brosmer was present on behalf of Virgil Schnaus (V.S. & Associates) to request an addition to the covenants for Rolling Plains Subdivision, which is located on 47th Street. The change would read, "All resident structures must consist of at least 70% brick or stone masonry.

Norb Kreilein made a motion to allow the covenant change. Secretary Schitter seconded it. Motion carried 10-0.

With no other business at hand, Vice President Gunselman made a motion to adjourn the meeting. It was seconded by Patrick Lottes. Motion carried 10-0, and the meeting was adjourned at 8:35 p.m.

Tom Kiefer, President

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary